

May 5, 2019



**MINUTES  
PLANNING COMMISSION REGULAR MEETING  
MAY 2, 2019 7:00PM  
TOWN HALL COUNCIL CHAMBER**

**PRESENT:** Tip Stinnette, Chair/Town Council Liaison  
Theresa Stein, Vice-Chair/Planning Commissioner  
Mary Frances Bennett, Planning Commissioner  
Nan Forbes, Planning Commissioner  
Stosh Kowalski, Planning Commissioner  
Ed Neham, Planning Commissioner  
Chip Paciulli, Planning Commissioner (arrived late)

**STAFF:** Andy Conlon, Senior Planner  
Stefanie Longerbeam, Planning and Zoning Technician

**ABSENT:** Patrick Sullivan, Director of Community Development

**Note:** The audio recording of this meeting is available at:

<https://www.purcellvilleva.gov/ArchiveCenter/ViewFile/Item/5002>

Selected references to specific locations in the audio recording are given in square brackets. For example, a discussion that began at 1 hour, 5 minutes and 55 seconds after the beginning of the recording would appear as [1:05:55].

**CALL TO ORDER OF REGULAR MEETING:**

Tip Stinnette, Chair, called the Planning Commission Meeting to order at 7:00 PM. The Pledge of Allegiance followed.

**AGENDA AMENDMENTS:**

- Add Discussion Item 8(d) Loudoun County Comprehensive Plan 2019
- Add Council Representative's Report item 11(a) Police Department, and 11(b) Budget

**COMMISSIONER DISCLOSURES:** [1:35]

Chair Stinnette met with Steve Warfield, who appeared to represent development interests regarding the six-house parcel adjacent to Harris Teeter. Discussion revolved around the potential to merge the six-house residential parcel with the small piece of currently-zoned commercial property at the northwest corner of the Gateway parcel for an independent living facility.

May 5, 2019

**PUBLIC HEARINGS:**

None.

**PRESENTATIONS:**

None.

**CITIZEN COMMENTS:**

None.

**DISCUSSION ITEMS:**

Comprehensive Plan Critical Path Discussion: [5:10]

Chair Stinnette reviewed the deliberations that went into the creation of the current version of the Critical Path. Chair Stinnette reminded the Planning Commissioners we each have the opportunity to appear before the Town Council at their Public Hearing to present individual comments on the Comprehensive Plan. Commissioner Paciulli stated it would also be a good idea for other Commissioners to socialize their corrections and concerns to the Planning Commission prior to the town Council's Public Hearing.

Comprehensive Plan Updated Errata Sheet: [19:30]

Chair Stinnette stated he received comments from the public suggesting that there may be a mistake in the errata sheet; we are waiting to receive further information on that. Senior Planner Conlon stated a version of the Land Use map provided by the consultant and used in the errata sheet had a coloring mistake in the legend for Agricultural Commercial use; that this has been corrected. Chair Stinnette requested that most of the material on the Plan Purcellville website be archived (but still available) and that version 5.0 of the Comprehensive plan, the new errata sheet and the Planning Commission Public Hearing briefing be made prominent on the site.

Planning Commission Public Hearing Briefing: [27:00]

The Planning Commission did a read-through of the briefing package and noted the May dates should be changed to June 6 and that miniature maps should be added to each of the three focus area charts.

Loudoun County Comprehensive Plan 2019: [39:00]

Chair Stinnette attended the public hearing Wednesday last week. He reported he thought 90% of the attendees did not have good things to say about the plan, and many of the comments were about the Transition Policy Area that buffers the more urban eastern part of Loudoun County from the more rural part in which Purcellville is located. He also reported the following Saturday

May 5, 2019

meeting was also attended by about the same number of people and the nature of the comments was about the same.

Affordable Housing: [42:30]

Chair Stinnette said the counter-argument to no growth is the affordable housing argument. It comes down to the fact that there are people who work in our County but can't afford to live in our county, so we may need more affordable housing. He mentioned this because there is a requirement for Purcellville's Comprehensive Plan to address affordable housing, and he would like Staff to begin thinking about this and propose an outline for the Planning Commission to consider the issue. Commissioner Neham stated we can build affordable houses and apartments,, but then the market just drives the prices up, so unless there is some form of governmental assistance program, affordable housing may not succeed even though we may want it to. Commissioner Paciulli stated the last time an affordable housing proposal came before the Planning Commission, he had never seen so many people come out in opposition to a proposition. Commissioner Neham stated affordable housing is a loaded term and we may need to adopt an educational approach to inform our citizens.

Diagnostic Study for Zoning: [46:50]

Senior Planner Conlon stated the Town has been approached by a consulting firm to do some work and that preliminary discussions are taking place. Chair Stinnette remarked there is the diagnostic study and also a pre-diagnostic study that we should be conducting. The purpose of this recurring discussion item is to report progress on the pre-diagnostic study necessary to scope the eventual consultant effort.

**ACTION ITEMS:**

None.

**INFORMATION ITEMS:**

None.

**COUNCIL REPRESENTATIVE'S REPORT:**

Police Department: [49:45]

The Police Department would like to find a space that is about 10,000 sq.ft. Chair Stinnette reported town Council toured three different places, one of which is the current department location: the current facility (4,500 sq.ft.), the former Cochran Brewery on the lower floor of the medical building at the southeast corner of Hirst Rd. and N. Hatcher Ave. (7,500 sq.ft.), and the former child development facility located north of the former Shop 'n' Save store (13,000 sq. ft.). It was decided to the extend the current lease for the Police Department for 12 to 18 months, and to put out a statement of interest to the community describing the Town's Police Department facility requirements.

May 5, 2019

Budget: [53:25]

Chair Stinnette reported the Town will be using a new financial modeling tool that allows an assessment of financial impact as a function of manipulating revenue, taxes, capital improvements, etc.

Cell Tower: [54:50]

Chair Stinnette reported the Town will be issuing an RFP for the new cell tower in which the Town will be pursuing the “enterprise option” (where a third party constructs and maintains the cell tower and gives the town a portion of the revenue – revenue immediately), rather than the “public option” (where the Town would construct and maintain the cell tower – revenue after costs have been recovered).

Aberdeen Property: [56:10]

Chair Stinnette reported the Parks and Recreation Advisory Board and the Economic Development Advisory Committee (EDAC) pitched an equine center concept to the Town Council and this would create a revenue stream for the town. The Council asked that a sub-advisory board composed of the various equine clubs be formed, figure out what improvements and costs thereof would need to be made to the property, and to present those results to Town Council.

Cannons Billboard Cards: [57:35]

Chair Stinnette reported sandwich-board size billboards of different Cannons baseball players will be put in five locations around the Town. This year the Town will underwrite the costs, but next year the expectation is that the business community will pay for them. Commissioner Forbes asked how many of them will there be, how high are they going to be, how long are they going to be up, etc. Chair Stinnette explained that these signs could provide certain amount of revenue to the Town, mainly through generated interest in the community attending baseball games and spending money within the Town. Sarah Stratton is the EDAC point of contact for this initiative.

**CHAIR’S COMMENTS: [1:05:00]**

The next scheduled Planning Commission meeting is May 16th. If there is no additional work to be done, we may wish to cancel that meeting – determination to be made no later than Thursday May 9th.

**PLANNING COMMISSIONERS’ COMMENTS: [1:06:25]**

Commissioner Neham made reference to an article that appeared in the May 2, 2019 LoudounNow online newspaper that reported a Lovettsville resident attending a meeting in Lovettsville at which a proposal for a 129-home development was discussed. “I don’t want

May 5, 2019

Lovettsville to turn into the Town of Purcellville,” one resident said, which sparked a round of applause from attendees, the article stated.

**APPROVAL OF MINUTES:** [1:08:55]

Commissioner Forbes made a motion to waive reading and to approve the minutes of the April 4, 2019 Planning Commission Regular Meeting. Seconded by Commissioner Kowalski. Passed: 7-0.


**OTHER BUSINESS:**

None.

**ADJOURNMENT:** [1:10:00]

With no further business, Commissioner Forbes made a motion to adjourn the meeting at 8:10 PM, seconded by Commissioner Neham. Passed: 7-0.

  
Ed Neham and Stefanie Longerbeam, Records

  
Tip Stinnette, Chair

